

To: Mr. Ron Smedley
MDEQ – Remediation and Redevelopment Division
P. O. Box 30426
Lansing, MI 48909

From: Carol Konieczki, City of Jackson

Date: 6/12/09

Re: Eligibility Determination for
546 N. Mechanic St., Jackson, MI 49201-1309

For: Grant Recipient Name: City of Jackson, Michigan
EPA Site Assessment Grant Number: BF-00E44601-0

The following information is being provided to demonstrate that the above referenced site is eligible for funding environmental assessment activities using the City of Jackson EPA Site Assessment Grant for Petroleum. In specific, a Phase I Environmental Site Assessment is proposed in order to identify recognized environmental conditions, begin due diligence and prepare the site for sale.

The site consists of a single parcel historically used as a transmission disassembly facility. The property is currently vacant and is anticipated to be sold and redeveloped as an aftermarket automotive parts wholesale distribution facility. Of concern on the property is the previous use as a transmission disassembly shop, a remanufacturing of torque converters facility and a truck storage facility. The existing building's floor has visible petroleum distillate stains. Thus, the City of Jackson has determined that the site is determined as eligible using the Petroleum Site Assessment Grant.

The information attached was generated from publicly available sources and represents site conditions known at this time.

If you require additional information, please do not hesitate to contact me at 517-768-6438 (ckonieczki@cityofjackson.org). We are looking forward to your response and thank you for your time and attention to this matter.

Cc: Tom Wackerman, ASTI Environmental
Tim Stone, Performance Automotive Inc.
Mike Gifford, EPA Region 5

City of Jackson**Petroleum Site Assessment Grant
Eligibility Determination**

	Eligibility Criteria	
1a	Name of Site	546 N. Mechanic St. Jackson, MI 49201-1309
1b	Address of Site	546 N. Mechanic St Jackson, MI 49201-1309
1c	Current Owner of Site	Quality Transmission Parts Prop. LLC
1d	Parcel Number(s)	1-015100000
1e	Property Size	1.56 acres
1f	Proposed Future Owner	Performance Automotive Inc.
1g	Intended Future Use	Auto Parts Warehouse
2a	Type of Contamination (Hazardous Substances or Petroleum)	Petroleum
2b	Operational History and Current Use	This site has historically been used as a transmission disassembly facility and is currently vacant.
2c	Environmental Concerns	Historic site usage as a transmission disassembly facility and other vehicle related uses.
2d	Nature, Source, Extent of Contamination	Unknown at this time
3a	Listed or proposed for National Priorities List	No
3b	Subject to CERCLA Order, Administrative Orders, Court Order or Consent Decrees	No
3c	Site Under US Government Jurisdiction, Custody or Control	No
4a	Property Specific Determination Required (if so, see attached information)	No
4b	Is the City of Jackson potentially liability under CERCLA? Explain why or why not.	No

5a	Ongoing or applicant Environmental Enforcement Actions	Unknown at this time
5b	Inquiries or Orders From Federal, State or Local Governmental Entities for Responsibilities of Any Party	Unknown at this time
6. If the Site is Not Owned By The Applicant:		
6a.1	Did City of Jackson Arrange for Disposal of Hazardous Substances at the Site	No
6a.2	Did City of Jackson Arrange for Transport of Hazardous Substances to the Site	No
6a.3	Did City of Jackson Cause or Contribute to Any Release of Hazardous Substances at the Site	No
6b	Applicant Relationship with Owner	None
6c	Owner's Role in Work to be Performed	Provide site access
6d	Means of Site Access	Owner and bankruptcy trustee provided
7. If the Site is Owned By The Applicant or will be Owned During Grant:		
7a.1	Process and Date of Acquisition	N/A
7a.2	Name of Transferor	N/A
7a.3	Contractual Relationship	N/A
7b.1	Hazardous Substances Disposed From Site	N/A
7b.2	Hazardous Substances Contracted or Arranged to be Disposed From Site	N/A
7c	Inquiry / Assessments Prior to Ownership	N/A
7d	Uses of Site Since Acquisition	N/A
7e	Steps Taken to Implement Due Care	N/A
8. Petroleum Sites Only		
8a	Current and Immediate Past Owners	Quality Transmission Parts Prop. LLC

8b	Current Owner's Acquisition Date and Process	Unknown at this time/bankruptcy trustee
8c	Current and Immediate Past Owner Dispensed/Disposed of Petroleum Products or Exacerbated Existing Contamination on Site	Unknown at this time
8d	Applicant Dispensed/Disposed of Petroleum Products or Exacerbated Existing Contamination on Site	Unknown at this time
8e	Relatively Low Risk and/or Use of Leaking Underground Storage Tank Trust Fund Monies	Unknown at this time
8f	Judgments, Orders, or Third Party Suits	Property is involved in bankruptcy proceedings
8g	Is the Property Subject to Any Order Under RCRA	No
8h	For Responsible Parties: Financial Capability to Satisfy Federal Obligations	Unknown at this time
9. Figures		
9a	Site Location Map included	Figure 1
9b	Site Map included	Figure 2